

**Newfields Planning Board Meeting
January 19, 2006**

Attendance: Mike Price, Mike Todd, Bill Meserve and Town Planner Reuben Hull.

Chairman Mike Price called the meeting to order at 7:00pm.

Preliminary Discussion-Robert Labranche

Robert Labranche presented his proposal to create a 4-acre lot from his lot of 10.5 acres on Map 208 Lot 8. He intends on putting the 4-acre lot on the market for the construction of one house and his home will be on the remaining 6.5 acre parcel. He has brought this preliminary proposal to the Board for their input.

Reuben has met with the applicant regarding his subdivision. He explained that this is a minor subdivision and the lot will have frontage on Overlook Drive. The minimum lot size requirements are 2-acres with 200 feet of frontage. The lot does conform to our current regulations and will not be affected by any pending regulations. The test pits still need to be done. Reuben also mentioned that the applicant will be requesting a couple of waivers which are reasonable in his opinion.

Mike Todd asked what impact this lot would have on the River Run Subdivision on the whole because this is essentially adding another lot to the subdivision. Reuben mentioned that there is no net impact. One home will be added to the roadway. The Planning Board should make sure there is a mechanism in place to allow access to the newly created lot through Overlook Drive prior to Overlook Drive being accepted as a town road. The access can be obtained by establishing an easement or right of way. If the Town accepts Overlook Drive before the lot is sold, it is not an issue.

Mike Price asked if the lot could be subdivided after it is sold. Reuben replied that it could not be subdivided and meet the minimum lot size requirements. If the lot was considered part of the River Run Subdivision it could be subdivided because the minimum frontage required is 75 feet. Mr. Labranche noted that he does not want to see that happen. To prevent further subdivision, it could be stated in the deed that the lot is intended for a single family home only.

The new homeowner will not be a member of the Association and will not pay fees or participate in the common areas. This issue will also need to be addressed and could be stated in the deed if necessary.

Scott Fraciewicz from Beals Associates said that they would be requesting a waiver on the soils and contours. The State does require a topographical report for subdivision approval. He also stated that they would be doing a full boundary survey of the parcel.

Pride Development-Gas Station/Convenience Store

Jones & Beach submitted a request for a continuance until February's meeting. Mike Price asked if we should continue to allow the continuances. Mike Todd explained that sometimes things take time and he does not see a problem with continuing the hearing. Reuben mentioned that the original application was accepted for discussion in January 2005 and a new set of plans were submitted in November 2005. To date, our Traffic Engineer Kevin Dandrade has not received a new set of plans for his review. A hydrogeological study was done and submitted in August 2005. Any new applications would be subject to the new regulations. At this point, it is up to the applicant to take further action. A motion was made by Mike Todd and seconded by Bill Meserve to grant continuance until next month. The motion carried.

Case Subdivision-

The application remains tabled. Fran Lane wrote a letter to the Board regarding Mr. Case's purchase of the land in contention. Mr. Case had the land deeded to him by Anne Kimball but Attorney Fran Lane states that the land belongs to the Kimball estate. He is not convinced that the other heirs have been relieved of their ownership through the deed conveyance.

Zoning Warrant

Reuben briefly mentioned that the final public hearing on the zoning changes was held on January 12th. The Planning Board supports the adoption of the amendments. A motion was made by Bill Meserve and seconded by Mike Todd to formally recommend the adoption of Questions 1-6 on the Zoning Ballot regarding the following:

- Amendment of the Conservation Ordinance.
- Amendment of the Wetland Buffer Provisions
- Adoption of the Commercial Architecture Ordinance
- Adoption of the Access Management Ordinance
- Adoption of Expiration of ZBA Decisions
- Recodification of the Zoning, Building and Land Use Ordinances

All were in favor and the motion carried.

Street Construction Standards

Reuben discussed street construction standards. He has met with Road Agent Brian Knipstein regarding the standards. Brian is not in support of allowing the narrowing of new streets either by variance or regulation. He has issues with snow plowing narrow roadways. His issue may be with how far the pavement extends and how much snow is on it. Based on Brian's recommendations Reuben feels the street standard regulations are not quite ready for discussion. He will try to refine the standards for next months meeting.

A motion was made by Mike Todd and seconded by Bill Meserve to approve the minutes of July 2005, August 2005, September 2005, October 2005, and November 2005. The motion carried.

Reuben and Mike Price are working on preparing a Planning Board Report for submission in the Annual Town Report.

Reuben will be attending a meeting regarding sidewalk funding sometime in early March. He will be making a presentation to the committee that makes the recommendations to the State for funding.

Reuben will begin to follow up with departments regarding the CIP Survey that was sent out. The Selectmen are the only department that has responded.

We are eligible for Coastal Zone Management Money. The Conservation Commission has mapping that they would like done and will be applying for the grant which is a 50% match of funds.

Betsy Coes has resigned from the Planning Board. Anyone interested in serving as a member or alternate member, please contact Chairman Michael Price.

A motion was made and seconded to adjourn at 8:03 pm.

The next regularly scheduled meeting will be February 16th at 7pm.

Respectfully submitted,

Sue McKinnon